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Union real estate agency.

More people wanted in the city and county of Union, South Carolina.

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Union real estate agency

More People Wanted

In the City & County of

Union,

South Carolina.

Mr. E. Nicholson, *Sec. & Treas.*,
Union Real Estate Agency,
Union, S. C.

Dear Sir:

It is with pleasure that I state that I have examined the pamphlet issued by your Agency, entitled "More People Wanted in Union County, South Carolina," and that I desire to corroborate the statements you have made therein, and to add that South Carolina, and Union County particularly, offers the greatest inducements for the settler.

South Carolina is the leading cotton manufacturing State in the South, and more mills are now being erected; it has the best climate and water, and the **cheapest lands**, fine markets, low taxes, a cultured and hospitable people.

The citizens of Union will gladly welcome all worthy homeseekers, and will lend you any aid in their power to further the good work which your Agency has undertaken.

Yours very truly,

JOHN A. FANT, *Mayor*,
Union, South Carolina.

Union Real Estate Agency,

INCORPORATED,

UNION, SOUTH CAROLINA.

P. M. COHEN. - - - PRESIDENT AND MANAGER.
E. NICHOLSON. - SECRETARY AND TREASURER.

DIRECTORS.

P. M. COHEN.	GEO. MUNRO.
WM. A. NICHOLSON.	EMSLIE NICHOLSON.

Organization and Purposes.

In the latter part of May, 1895, the Union Real Estate Agency was incorporated, and the following named gentlemen selected as Directors: P. M. Cohen, capitalist; Geo. Munro, cashier of the Merchants & Planters National Bank, and Wm. A. and Emslie Nicholson, of the firm of Wm. A. Nicholson & Son, Bankers, all of Union, S. C.

The charter granted by the Secretary of the State is broad, and covers the purposes indicated by the name, together with the privilege of dealing in

stocks and bonds and personal property, and also of negotiating loans. The intention of the Directors is to pursue a liberal yet conservative policy, to work not solely for the remuneration arising from this business, but also for the growth and welfare of the Town and County of Union. Statements will not be made for advertising purposes simply, but will be always found supported by absolute facts, and investigation is courted.

P. M. Cohen is president and manager, and E. Nicholson is secretary and treasurer. They cordially invite correspondence or personal interviews on all matters pertaining to the business outlined above.

All purchases and sales will be handled in a thoroughly business-like and satisfactory manner.

UNION COUNTY.

LOCATION.

Union County, South Carolina, is situated in the heart of the Piedmont Belt, within sight of the Blue Ridge Mountains. It is somewhat triangular in shape, the apex of the triangle almost touching the North Carolina line.

CLIMATE AND WATER.

It would be hard to exaggerate the advantages of the climate and water to be found here. Not affected by the torrid heat of sultry climes, nor by the extreme cold of more Northern States, here the farmers and the laborers may toil out of doors without inconvenience or discomfort almost every day in the year. If people would voluntarily work here like those in colder climates are forced to do to exist, our country would soon "blossom like the rose."

Our streams are not raging torrents in winter and dry ravines in summer, nor our springs little mudholes, where man and beast alike are forced to slake their thirst, but clear running water can be had at all seasons for stock, and pure crystal-like springs abound everywhere. Wells of the best freestone water can be found anywhere at an average depth of forty feet. They can be bored at a very small expense.

LANDS.

The lands are generally rolling, but frequently quite level, and produce liberally the greatest variety of cereals, vegetables, fruits and flowers, besides cotton and corn. Tobacco culture has been recently begun with promising prospects. Five hundred (500) pounds of lint cotton to the acre is quite a common yield, and one hundred (100) bushels of corn to the acre, is not unheard of. Many of the bottom lands are well adapted to stock raising.

MARKETS.

Union County has extraordinary advantages in regard to markets, on account of its proximity to so many manufacturing centres. All the products of the farm are readily sold at remunerative prices.

WATER-COURSES AND POWERS.

The County is well watered, besides smaller streams such well known streams as Broad, Enoree, Pacolet, Tyger and Fair Forest Rivers bounding or intersecting the County at various points. Along these streams are to be found numerous water powers, the best known of which are Lockhart, Neals and Murphy Shoals. Already that at Lockhart is being partially developed, a cotton mill of twenty-five thousand spindles being almost completed, and yet they have thousands of horse-power to spare for the running of others. Murphy's Shoals within five miles of Union is capable of operating many thousands of spindles.

WEST'S MINERAL SPRING.

West's Spring Water has been analyzed by the State Chemist, and found to contain very valuable properties, and scores of physicians and hundreds of patients can testify to the absolutely curative powers of this mineral water in cases of chronic dysentery, diarrhœa and kindred diseases.

QUARRIES AND MINERALS.

Specimens of polished marble from Cross Keys Township, and unsurpassed granite from Fish Dam Township are to be seen in the South Carolina exhibit at the Atlanta Exposition. The Cherokee iron ores obtained in the upper edge of this County have long been famous as equal to the best in the world. Several gold mines are found in Bogansville Township, one of which, at least, is one of the best paying mines in the South, and is operating regularly the most improved machinery.

Clay is also here, some suitable for making pipe and the coarser kinds of earthenware, and other suitable for making the finest brick in the greatest abundance.

WOODS AND FRUITS.

Magnificent oaks, splendid hickories, tall majestic poplars, pines and cedars, as other varieties, thrive in this favored country. Here will grow profitably any fruit to be found out of a tropical clime. Luscious peaches and pears, lovely grapes, rosy-cheeked apples, and the "nigger's" joy—the watermelon, are only a

few of the fruits, which tempt the eye and delight the palate.

CHURCHES AND SCHOOLS.

Churches of different faiths are conveniently located in various parts of the County. Schools are non-sectarian and are constantly being improved, both in efficiency and numbers, as well as the length of the terms of the public schools being increased.

ROADS AND RAILROADS.

Under the new system of County road-making, our roads already begin to show vast improvement, and will soon compare favorably with those of older and more thickly settled countries.

The Southern Railway System crosses the County from northwest to southeast by its line from Asheville to Columbia, operating a through service to Charleston. The Seaboard Air Line crosses from northeast to southwest, and operates a through service from Norfolk to Atlanta.

TAXES AND INDEBTEDNESS.

The total bonded debt is $123,500, payable on or before 1925. There is a sinking fund established which will extinguish this before twenty years. The average tax rate is about 1¾ per cent. The assessed valuation of property is about three and one-half million dollars.

WELCOME TO ALL.

The people are hospitable and generous, and gladly extend to the worthy homeseeker a hearty welcome to their midst.

UNION, SOUTH CAROLINA.

LOCATION, CLIMATE AND WATER.

Union is the County seat of Union County. It is located almost directly in the middle of the County, on the Southern Railway System, on a plateau which slopes off gradually on three sides, affording and insuring perfect drainage for all time to come. Its actual elevation, nearly 700 feet above the sea level, is another guarantee of the healthfulness of the town, and while it may not be destined to become the greatest Summer and Winter resort in the South, the tourist and the settler may come on our positive assurance that not a healthier nor a prettier little town is to be found in the entire Piedmont Belt. The water is simply unsurpassed, and is easily obtained by digging or boring wells.

POPULATION.

In 1890 the Federal census reported 1,500 inhabitants. In 1895 an accurate police census gives 3,000; and a careful estimate of the increase made necessary by enterprises now under way insures over 5,000 people by 1897.

CHURCHES.

Methodists, Baptists, Presbyterians, Episcopalians and Roman Catholics each have churches here, and with their auxiliary societies are active in church and charitable work, and in giving welcome to the stranger.

SCHOOLS.

A large handsome building, recently completed and equipped, houses the graded school, which has an able principal and corps of assistant teachers. It is supported by the State Public School Tax and levies made by the town authorities.

Clifford Seminary is a most excellent institute for young ladies, and has acquired a reputation far beyond the limit of the State for thoroughness in its courses, and for the home life enjoyed by its pupils.

BANKS.

Wm. A. Nicholson & Son, bankers, have been long established and enjoy the highest credit. In addition to a regular banking business they operate a savings department. They have probably the handsomest private offices in the State.

The Merchants and Planters National Bank was established in 1872, and is fully equipped for the transaction of their business.

There are a number of local and foreign building and loan associations, which with the banks afford ample accommodations to the borrower and the depositor.

ENTERPRISES.

The Union Cotton Mills have been in operation about eighteen months. They employ about 210 hands, and operate about 13,000 spindles and 350 looms. They make a very fine grade of goods. So successful have they been that the capital stock has been recently increased from $150,000 to $600,000; and Mill No. 2 is now well under way, and will be hard at work in 1896. Mill No. 2 will contain 54,000 spindles and 1,600 looms, and will be the largest mill in the South. This mill needs from 900 to 1,000 operatives.

The Union Oil and Manufacturing Co. has a thoroughly equipped plant for the manufacture of cotton seed oil and fertilizers, and they yearly crush thousands of tons of cotton seed, and make hundreds of tons of fertilizers.

There are gins, saw mills, wheat and corn mills of ample capacity to meet the present needs.

Many stores of every kind supply every ordinary need of the inner and outer man, yet in view of the certain growth of the Town there is room for many more.

GOVERNMENT AND TAXES.

The town is in the hands of its business men, who look carefully after its welfare. The police are efficient and firm, yet courteous and obliging.

The tax rate is very low, and will soon be less, when $3,600 of bonds, outstanding from the issue for the public school building are paid. This $3,600 constitutes the total indebtedness of the town.

HOSPITALITY AND SOCIAL LIFE.

Union has a wide reputation for the culture and refinement of her citizens, and no town of equal size entertains so freely and so lavishly. There are many handsome, many comfortable homes, to all of which the worthy stranger and settler receives a most hearty welcome.

CONCLUSION.

The Union Real Estate Agency wishes to impress upon all who have been sufficiently interested to read this brief description, that they invite correspondence from any and all who contemplate a move. It is no trouble to answer such inquiries, nor to serve them in any way which it is possible for us to do.

The subjoined property which we offer, subject to prior sale, speaks more than volumes for the opportunities which are offered here for paying investment.

In addition, we have for sale some stocks and bonds, which are a subject of special correspondence.

Union, South Carolina.

ONE dwelling and lot, on east side of Church St. Dwelling has 7 rooms, nicely finished, and has been recently painted. There are the usual outbuildings, and a well of good water. The lot contains one and one-half acres. Price now, $1,900. Terms easy.

ONE exceedingly nice cottage, on the west side of Church Street; nicely finished, painted, has 4 rooms, bath room and kitchen, splendid barn and stables. Lot, one-half acre. Price, $1,250. Terms, $500 cash; balance in two years.

ONE dwelling, on south side of Main Street. Has 4 finished rooms, and 2 more can be made in the attic; has basement. Lot, one acre. Good well on the premises. Price, $1,600.

SMALL 2 room cottage, on west side of Virgin St. Lot, two and one-eighth acres. Price, $450.

SMALL 2 room cottage, about one and a half miles north of town. Lot, two acres. Price, $200.

LOT of two acres, on Church Street, known as Academy Lot. Price, $500.

Union Township.

87 Acres of land about one mile northwest of Town of Union; one-half in wood land, balance in good condition. One tenant house. Known as McNally tract. Price, $2,800. One-third cash; balance in two years.

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515 Acres of land five miles northeast of Union; well improved; good one and a half story, seven room dwelling; barns, stable and other outhouses; several good tenant houses; has good well, besides running water. Includes also cotton gin, grist mill and saw mill now in operation. Known as Harris' Place. A bargain. Price, $4,700. One-third cash; balance in two years.

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100 Acres of land five miles south of Union; one-half cleared, one-half in woods; has well; two small tenant houses. Known as Willard tract. Price, $450.

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130 Acres about five miles south of Union; about two-thirds in woods. Good pasture. Known as Clark Place. Price, $600.

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306 Acres three miles west of Union; has good four room dwelling, barn and outbuildings; one tenant house. 60 acres in cultivation, about 45

in wood land. Well and springs on property. Part of Pearson property. Price, $10 per acre.

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120 Acres two and a half miles from Union; about 90 acres in wood land. Also of Pearson property. Price, $12 per acre.

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509 Acres four miles east of Union; 200 acres in cultivation, 260 in wood land; has eight springs and three wells; has a good ten room dwelling, nicely painted, and barns, cribs, smokehouse, ginhouse, seedhouse, carriagehouse and eight good tenant houses; has $250 worth of wire fencing on it, and is terraced. Has a fine fish pond on it. Known as T. K. Palmer Place. Price, $4,000.

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80 Acres five miles east of Union; 40 acres in cultivation, 15 acres of bottom land; one tenant house and outbuildings; plenty of water. Known as Spear's Place. Price, $400.

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200 Acres four miles north of Union; 75 acres in cultivation, 30 acres in pines; well and running water; five room dwelling, five outbuildings and two tenant houses. Known as J. D. McNeace Place. Price, $1,600.

540 Acres four miles south of Union; five horse farm open; five tenant houses, plenty of fine bottoms for pasture. Known as Charner Greer Place. Price, $2,100.

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77 Acres three miles northwest of Union, and known as the Miller tract; part in pines. Price, $225.

Bogansville Township.

145 Acres eight miles northwest of Union. Cottage; 50 acres in cultivation, 20 acres in woods; stream of water; outbuildings, tenant house. Known as Hix Place. Price, $1,000.

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69 Acres, known as the Steen Tract, seven miles northwest of Union. Price, $300.

Santuc Township.

157 Acres, known as the Palmer Place, four tenant houses and outbuildings. Price, $1,500.

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213 Acres, in two tracts of 135½ acres and 77½ acres. Known as the Graham Place. Two tenant houses on place; 77½ acres in original forest. Price, $1,200.

Cross Keys Township.

200 Acres, known as the Jessie Sparks' Place. Seven room dwelling, outbuildings, two tenant houses; springs; about 60 acres in cultivation, 110 in woods. Price, $1,100.

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147 Acres, known as the Youngfield Place. About 40 acres in original forest, about 60 in pines. Price, $1,000.

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85 Acres, known as Carr's Place. All in pines. Price, $250.

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792 Acres, known as Mrs. Goss' Place. Can be subdivided; several tenant houses. Price, $4,000.

1,800 Acres, known as Jas. Long's Place. 600 acres in cultivation, 1,000 in woods; well and streams; nine room dwelling, four outbuildings, thirteen tenant houses. Price, $8.50 per acre.

Pinckney Township.

129 Acres of land, known as the Rodger Place. Good tenant house and the usual outbuildings; good water; some fine bottom land. Price, $800.

500 Acres, known as Briggs' Land; can be cut into two tracts. 170 acres in cultivation, 20 in wood land; springs and stream; seven room dwelling, ginhouse, large barn and stable and six tenant houses. Price, $3,000.

Gowdeysville Township.

685 Acres, known as the Byers' Place. Fine six room dwelling, and outbuildings, several tenant houses; good water. Price, $4,500.

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107 Acres, known as the Cook Place. One dwelling and outbuildings: good water. Rents for $75. Price, $700.

Jacks Township—Laurens Co.

634 Acres, adjoining lands of A. G. Rice and others. Has five tenant houses; five farms open, which are now renting for 1,000 pounds of lint cotton each. Price, $5 per acre.

NOTICE.

Our list is constantly being added to, and some places being sold, so if you do not see what you want on this list, write to us or call on us.

We respectfully solicit the business of all who desire to purchase or sell real estate, stocks and bonds.

No charge unless we make a sale.

List your property with us.

UNION REAL ESTATE AGENCY.

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CHARLESTON, S. C.

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